\$598,900 - 7815 36 Avenue Nw, Calgary

MLS® #A2255036

\$598,900

4 Bedroom, 2.00 Bathroom, 896 sqft Single Family on 0.12 Acres

Bowness, Calgary, Alberta

Welcome to this lovingly maintained 4-bedroom gem nestled in the vibrant and historic neighbourhood of Bowness. Bursting with character and charm, this home offers a perfect blend of comfort, function, and lifestyle. An introvert's retreat awaits as you arrive at the front of this home, with a lush garden greeting you, and a warm, inviting atmosphere awaiting you inside. The spacious layout, includes bright new windows, new eaves, a fully developed basement. The lower level is ideal for extra living space, for your big kids, a home office, or even a mortgage helper with oversized windows and lots of functional space. The master bedroom features patio doors that open directly onto your private front retreat â€" a tranquil, beautifully landscaped oasis perfect for relaxing. In the backyard, you will absolutely love and enjoy the spectacular hub created to entertain. Featuring an 8 person hot tub, a stamped concrete patio, a mature and bountiful vegetable garden, this yard will be a great place to make so many great memories. This home features an oversized double detached garage, providing plenty of space for vehicles, storage, or a workshop, and an additional parking pad for an RV or just shooting hoops! This home is quite literally in the heartbeat of Bowness, it is minutes from parks, schools, shopping, and the Bow River pathway system â€" offering the best of this community living with quick access to downtown Calgary. (15-20 minutes) Don't miss your opportunity to own this charming





home in one of Calgary's most beloved neighbourhoods! *virtual tour available. * (id:6289)

Built in 1954

Essential Information

Listing # A2255036 Price \$598,900

Bedrooms 4

Bathrooms 2.00
Square Footage 896
Acres 0.12
Year Built 1954

Type Single Family

Sub-Type Freehold
Style Bungalow

Community Information

Address 7815 36 Avenue Nw

Subdivision Bowness
City Calgary
Province Alberta
Postal Code T3B1V5

Amenities

Amenities Park, Playground, Schools, Shopping

Features Back lane, PVC window

Parking Spaces 6

Parking Detached Garage, Parking Pad

of Garages 2

Interior

Appliances Refrigerator, Dishwasher, Washer & Dryer, Cooktop - Induction

Heating Natural gas Forced air

Cooling None

of Stories 1
Has Basement Yes

Exterior

Exterior Concrete, Stucco

Exterior Features Garden Area, Landscaped

Construction Poured concrete
Foundation Poured Concrete

Listing Details

Listing Office Real Broker







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